

Special Called Mtg_{1 of 3}
#1

July 23, 2007

City Council
City Hall
301 W 2nd St 2nd Floor
Austin, Texas, 78701

Dear Council Members,

We the undersigned strongly support conducting a comprehensive survey of Windsor Park stakeholders. This fundamental step was omitted from the neighborhood planning process for this area. We believe the results of this survey should be reflected in the final plan and, until we can be assured that the survey will be completed and the plan modified to reflect the results, we support the Responsible Growth for Windsor Park (RG4WP) revision of the Windsor Park Subdistrict portion of the University Hills/Windsor Park Combined Neighborhood Plan as more representative of the stakeholders of this neighborhood than the plan produced by the original city staff-led planning team.

The revised RG4WP plan, building on the original draft plan, has been created by a Planning Team of more than 40 stakeholders. Some have lived in Windsor Park for more than 45 years, others just a few months. They are of many and varied backgrounds, ethnicities, income levels, and professions. They are geologists, biologists, hydrologists, structural engineers, water and wastewater engineers, archeologists, civil engineers, people with expertise in infrastructure and utilities, landscapers, financial analysts, business people, statisticians, urban planners, administrators, public school teachers, school administrators, day-care center owners, architects, sculptors and artists, information technologists, documentary film producers, attorneys, paralegals, construction supervisors, human resource specialists, military officers, mechanics, publishers, writers, political analysts, people from the social services community, historians, librarians, chemists, and a few who will admit only to an interesting past. We list these only to underscore the broad base of knowledge and experience that RG4WP has brought to the process. Since May, when RG4WP was formed, these people have put in hundreds of hours researching deed restrictions, studying the soils and hydrology of the area, interviewing long-time residents, and speaking to their neighbors.

The major points of difference between the RG4WP plan and the staff-drafted plan going before the City Council for consideration on July 26 have to do with the support of existing residential and commercial stakeholders versus the stimulation of additional retail/commercial activity and population density through rezonings, especially given the currently dynamic development climate in Austin and the commercial thrust of the new Mueller development. We propose instead that rezonings be conducted in phases and that neighborhood population growth and commercial needs be re-evaluated at least every five years and more often during Austin's growth spurts.

RG4WP therefore proposes that in this first phase of rezoning, the mixed use upzonings be concentrated in existing retail areas such as Capital Plaza, the commercial strip along the 290 East access road, Reagan Square, Windsor Village, and at existing commercial nodes such as the intersections of Rogge and Manor, Berkman and 51st and 51st and Cameron

If this first phase of rezonings is insufficient to stimulate and revitalize the existing commercial sites which now must compete with those at Mueller, then tax abatements and other economic inducements should be considered. Our long term commercial neighborhood stakeholders deserve as much consideration for their economic survival and success as do companies that have never done business in the neighborhood. In other words, we propose that the changes (population growth, shifting demographics, etc.) that will take place over the next several years should be tracked and used to trigger a second phase of rezonings, if appropriate. This would first energize commercial/residential revitalization in several parts of the neighborhood. Concurrently, it would avoid a flurry of development throughout the neighborhood that is likely to create a rash of premature commercial projects that turn into "retail ghettos" or "commercial ghost towns" because the population cannot support a doubling or tripling of commercial space.

The staff-led plan extends the mixed use designations along stretches of Manor Road, 51st and possibly Gaston Place which are now primarily residential. To add more retail/commercial will further strain our already embattled commercial and retail centers and would set up residential areas for inappropriate development. We suggest that these be removed from the list of properties being rezoned at this time and be considered during a second phase of rezonings that would come later. Monitoring Windsor Park for growth indicators will allow ample opportunity to identify where the next round of zoning changes would best be applied.

Responsible Growth for Windsor Park also proposes that Vertical Mixed Use (VMU) zoning be applied selectively where it can enhance existing developed areas as above. Used with a broad brush, however, as currently proposed along Cameron Road, it creates a missed opportunity for the redevelopment of Capital Plaza to create a generous neighborhood side entry into the redesigned mixed use center. Multistory vertical construction there, with building faces just 15 feet from the curb, would effectively wall off the shopping center (a proposed Urban Center) from the very residential area it proposes to embrace and include. We propose instead that if Capital Plaza is redeveloped, the Cameron Road side be open so the design can allow a creative link with the neighborhood. As it is now, the center turns its back to the neighborhood.

We also believe that the density overlays and design tools, with the exception of Small Lot Amnesty, will create significant problems for property owners if applied with a broad brush across the neighborhood as a whole. Windsor Park is composed of many subdivisions, each with its own active deed restrictions. Many of these are in conflict with one or more of the proposed overlays. The city staff-drafted version of the plan wisely states that neither the City nor the Plan intend or desire to pit property owner's deed restrictions against what is allowed by city zoning. These overlays if applied over the entire neighborhood would do exactly just that. The burden of upholding deed restrictions

will fall to the property owners at great expense in legal fees court costs, and conflicts between neighbors. If these density overlays and design tools are to be used at all, they should be applied selectively in 'subdistricts' of the neighborhood by consensus of the residents of that subdistrict

Thank you for giving consideration to this plan

NAME	ADDRESS	DATE
David E. Golden	2803 Sweeney Lane	7/24/07
Cindy & John H. Golden	2803 Sweeney Lane	7/24/07
John V. & Joanne	2716 Sweeney Lane	7-24-07
Wanda Flynn	2716 Sweeney Lane	7-24-07
Sheryl Cleatham	2612 Sweeney Lane	7-24-07
Mike & Lisa	2717 Sweeney LA	7-24-07
ANTONIA SEGOZA	2717 Sweeney LA	7-24-07
Patricia Harrington	2713 Sweeney la	7-24-07
Daniel Sevilla	2703 Sweeney Lane	7-24-07
Martha Sevilla	2703 Sweeney Lane	7-24-07
Shenel City	2701 Sweeney Ln	7-24-07
Carlos Ayala	2701 Sweeney Ln	7-24-07
Mary V. Rios	2609 Sweeney Lane	7-24-07
Alex M. Rios	2609 Sweeney Lane	7-24-07
Mike Henry	2605 Sweeney LA	7-24-07
Esther Moore	2605 Rogge Lane	7-24-07
Robert Dominguez	2509 Sweeney Ln	7-24-07
Gordon Burnett	2504 Sweeney LN	7-24-07
Walter Traban	2601 Rogge Ln	7-24-07
Steve Dauter	2502 Sweeney LN	7-24-07
Shirley Seale		
Frank & Linda	2514 Sweeney LN	7-24-07
Max Burt	5809 Coventry Ln	7-25-07
Shirley Seale	5809 Coventry Ln	7-25-07

July 20, 2007

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Dear Council Members,

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- 1 A postponement of the scheduled July 26, 2007 hearing by the City Council for the University Hills/Windsor Park Neighborhood Plan to allow greater representation of the neighborhood's vision by means of a professionally conducted survey, and
- 2 That negotiations between the two planning teams be reopened so that differences can be resolved and a mutually agreeable plan can be approved

NAME	ADDRESS	78723	DATE
Steve Speir	1225 Corona Drive		7-22-07
Ward E. Bolder	2803 Sweeney Lane	78723	7/22/07
Ward E. Bolder	2803 Sweeney Lane	78723	7/22/07
Steve Ashley	1225 CORONA Dr	78723	7/22/07
Jeanne Neuenchwander	1507 Corona Dr	78723	7/22/07
Nancy D'Wae	2512 Wheless Ln		7/22/07
John Deke	2512 Wheless Ln	78723	7/22/07
Willy Porto	1221-B CORONA DR	78723	7/24/07
Sue Bridgefarmer	1504 Corona Dr	78723	7-24-07
Katherine Moerbe	1426 Westmoor Dr	78723	7-24-07
Russell Borker	1815 Westmoor	78723	7-24-07
DARREL MAYERS	1226 CORONA Dr	78723	7 24 07
Angela Rodriguez Mayers	1226 Corona Dr	78723	7/24/07
Rosa A. Ram	1227 Corona Dr	78723	7/24/07
Rubén Zam	1223 Corona	78723	7/24/07

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NAME	ADDRESS	DATE
Myron Funn	5204 Knight Circle	23 July 07
Charles Funn	1201 RIDGEHAVEN DR	7-24-07
Jim Funn	1307 Ridgehaven Dr	7/24/07
Paul Rayburn	2011 Singing Brook	7-24-07
Charles Rayburn	" "	" "
Sharon Funn	5511 Delwood Dr.	7-24-07
Larry Randall	6402 Haney	7-24-07
Kerry Garcia	1303 Northridge Dr	July 24, 2007
Bill Wren	1200 Ridgmont	7-24-07
Virginia Wren	1700 Ridgmont	7-24-07

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NAME	ADDRESS	DATE
Phil Putte	1203 Ridgeham Dr	July 22, 2007
Danny Valdez	1201 Ridgehaven Dr	July 27, 2007
Chris Henderson	1204 Northridge	July 22, 2007
Alisa H. Hines	1204 Northridge Dr	July 22, 2007
J. Patricia Sauer	1303 Northridge Dr.	July 22, 2007
Shirley G. Vaising	1301 Northridge Dr	July 22, 2007
John Lee	1302 Northridge Dr.	July 22, 2007
Pat. R.	1302 Northridge Dr.	July 22, 2007
S. C. Barrett	1308 Northridge Dr.	July 22, 2007
Ayden Childs	1308 Northridge Dr	7/22/07
Veronica Fuentes	1310 Ridgeham Dr	7/22/07
Claudia Fuentes	1310 Ridgeham Dr	7/22/07
James B. Randall	6402 Honey Drive	7/23/07
Bob Wanan	1200 Ridgemoor	7/23/07
Tungus Wanan	1200 Ridgemoor Dr	7/23/07
Gordon H. Williams	1705 Larkwood Ct.	7/23/07

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NAME	ADDRESS	DATE
Steve Churn	1305 Ridgemoor Dr 78723	7-21-07
Gregg Brin	1300 Ridgemoor Austin, TX 78723	7-21-07
Frederick A. Duke	1206 Lakewood Dr Austin 78723	7-21-07
Heldi B. Hor	1304 Ridgemoor Dr. 78723	7-22-07
MJ Price	1304 Ridgemoor Dr 78723	7-22-07
Tom Koun	1311 Ridgemoor Dr 78723	7/22/07
Jim Koun	1307 " " " "	" "
Heidi Koun	1307 " " " "	" "
John S. S.	1307 " " " "	" "
Tom Koun	1306 Ridgemoor Dr. 78723	7/22/07
John S. S.	1304 RIDGEMOOR DR 78723	7/22/07
John S. S.	1300 " " " "	7/22/07
Leta S. Nicholas	1301 Ridgemoor Dr. 78723	7-22-07
Pam Mitchell	1207 RIDGEMOOR DR 78723	7/22/07
Margaret MacFarland	1205 Ridgemoor Dr 78723	7/22/07
Sandra Wilkison	1705 Lakewood Ct Austin, TX 78723	

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NAME	ADDRESS	DATE
Sheryl Heatham	2612 SWEENEY LA	7/22/07
Hetty Goess	2021 B Wheeler Lane	7/22/07
Frantz PIERRE-GHEIR	2040 Northridge Drive	07-22-007
Wayne H. Homan	6306 Kenilworth Dr	07/22/2007
Jana Mae Nise	6100 Berkman Dr (Memorial UMC)	07/22/2007
Edward Holgren	1601 Corona Drive	7/23/2007
David Jenkins	2002 Northridge	7/23/2007
John L. Kelly	2002 Northridge Dr	7/24/2007
James B. Berry	5710 Coventry Lane	24 July 2007
Joe L. Eithart	2501 Lonsbury Cir	7/24/07
Cindy Schiffgens	2506 Roxmoor	7-24-07
Debra Korbman	2503 Roxmoor	7-24-07
Wally C. C.	2503 Roxmoor	7-24-07
Martha Lohs	2601 Roxmoor	7/24/07
Margi Benemann	2600 Sweeney Ln	7-24-07

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Mary Lou Hermann	1608 Northridge Dr	7/21/07
Laura D Hermann	1608 Northridge Dr	7/21/07
Narciso M Cotton	1604 Northridge Dr.	7-21-07
Milton Riemer	1602 Northridge Dr	7.21.2007
Joan Riemer	" " "	" "
W Taylor	1604 Northridge Dr	7/21/07
Meghan Sheppard	1604 1701 Northridge Dr	7/21/07
Charles Sutherland	1701 Northridge Dr	7/21/07

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NAME	ADDRESS	DATE
M ERIN LA RUE	5602 Wellington Drive	07/21/07
Albert E. Adams	5602 Wellington Drive 78723	07/21/07
LONAH LAYMON	5500 Westminister Dr 78723	7/21/07
Craig A Hampton	1918 Running Brook Dr 78723	7/21/07
Elizabeth H Hampton	1918 Running Brook Dr 78723	7/21/07
MARY LEDNARD	5401 WESTMINSTER DR. 78723	7/21/07
Josh Pitts	5404 WESTMINSTER DRIVE 78723	7/21/2007
Laurie Viavlt	5703 Westminister Dr 78723	7-21-2007
Joseph P Loyer	5319 Peacedale Ln. 78723	7/21/2007
Eric Schwartz	2006 Northridge Dr	7-22-07
Eric Trevino	6410 Auburn Dr	7-22-07
Paul Klemperer	1712 Wheeler Ln	7-22-07
Paul Klemperer	5601 Wellington Dr 78723	7/23/07
Reuben Parrish	2036 Northridge Dr. 78723	7/23/07
James Nelson	6281 Warchester 78723	7/24/07
Patricia Richardson	6103 Thames Dr. 78723	7/24/07

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FRANTZ PIERRE-GHEUR	2040 Northridge Drive	07.24.07
CESAR LOPEZ	2609 Whelless in #B	07.25.07

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Iselle C Ruiz	1410 BRANCLIFF BLVD 78723	7 23 07
Jerry Sawyer	1410 BRANCLIFF BLVD 78723	7-23-07
Walt Simpson	5908 MANOR ROAD 78723	7/24/07
Joann (no name)	2012 SURREY WAY 78723	07 25 07

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NAME	ADDRESS	DATE
AARON INFANTE	2716 SWEENEY LN	7-24-07
Emily Glynn	2716 Sweeney Ln	7-24-07
WICKO ELIAS	2717 Sweeney LA	7-24-07
ANTONIA SECURE		7-24-07
Patrick Harrington	2713 Sweeney lane	7-24-07
Daniel Sevilla	2703 Sweeney Lane	7-24-07
Martha Sevilla	" " "	"
Arene Ortiz	2701 Sweeney Ln.	7-24-07
Carlos Ayala	2701 Sweeney Ln	7-24-07
Mary V Rios	2609 Sweeney Lane	7-24-07
Glex m. Rios	2609 Sweeney Lane	7-24-07
Deane Barry	2605 Sweeney Ln	7-24-07
Robert Dominguez	2509 Sweeney Ln	7-24-07
Donna J. Swartz	2509 SWEENEY LN	7-24-07
Steve Darty	2502 Sweeney LN	7-24-07

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NAME

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Selma Seale	5808 Carolyn Ln	7/25/07
Marj Best	5809 Coventry Ln	7-28-07
Sheela Nello	5811 Coventry Ln	7-25-07
Cheryl McLaughlin		

(